

Draft

School District: San Diego Unified School District, Prop. S ICOC
Location / School: Knox Middle School
Project: Whole Site Modernization (WSM)
Date of Work: March 20, 2013
Sheet: Sheet 1 of XX

Summary: An on-site walk-thru of the above project was conducted with ICOC members for the purpose of reviewing and validating work being completed under the Prop. S bond Program.

Background

Projects programmed for Knox Middle School include:

<u>Project</u>	<u>Project Budget</u>	<u>Project Status</u>
Whole Site Modernization (WSM)	> \$10M	30% Cmplt
i21 Suite Installation (Yr 1 – Yr 5)	\$520k - \$2M	Yr1 – Yr4 Cmplt

Attachments

- Knox MS web site summary page
- Knox MS Prop. S Bond Project List
- Knox MS Facilities Condition Assessment (FCA) from Long Range Facility Master Plan
- ICOC Walk-Thru Photos

ICOC Walk-Thru

The ICOC walked through the Knox Middle School, on March 20, 2013 to observe Prop. S work underway. Attendees included: Garry Rollins (School Principal), Don Webb (Director Construction Management), Gary Stanford (Director Program Management), Regina Rega (Senior Project Manager), Carl Schneider (Construction Manager), Greg Shorts (Inspector of Record), Kim Schoettle (ICOC Member), Michael Magallanes (ICOC Member), and Larry Goshorn (ICOC Consultant).

Knox was recently completed an evolution from an elementary school serving grades preK-6 into a middle school supporting grades 6-8. Current enrollment is 650 students.

The Whole Site Modernization (WSM) revolves around the construction of a 2-story classroom building toward the rear of the site, which will replace all current portable classrooms, restrooms, and a trailer used as a staff lounge. The second floor of the new building is at the approximate level of the main campus and there will be a bridge from the main campus to the 2nd story — ramps, stairways and elevators will provide alternate means of getting to the new classrooms.

The new building has a central courtyard. Other work includes: ADA upgrades throughout, a new 200-meter asphalt running track, physical education locker rooms, expansion of the existing kitchen, another covered eating area, upgrading utility systems, HVAC upgrades throughout the campus, and two additional parking lots. One parking lot will share access with the main student access point; students and vehicles will share the same entry point. This will be a future operational consideration to restrict vehicle access during periods of high student traffic.

The walk-through began with a review of the drawings in the construction trailer.



Looking West from main campus to 2nd story of new classroom building

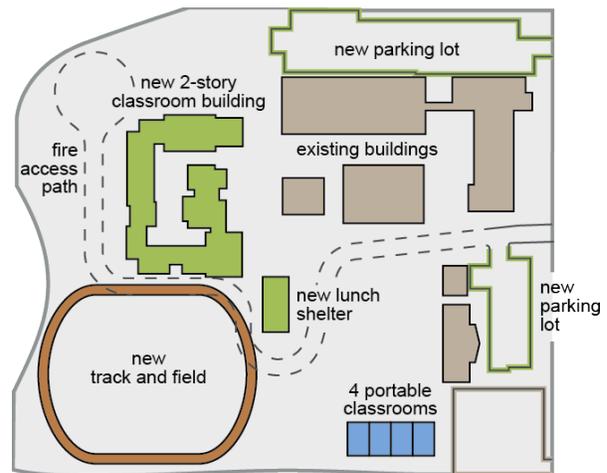


The site has major elevation changes, with the parking lot in the southeast being the highest, the main campus is lower, and finally the playfields and portable buildings on the west side of the site being much lower. Below is a Google image depicting the old campus layout and a site layout after completion of construction. Temporary classrooms were moved on site to house students from inadequate portables being removed until construction of the classroom building is complete. During the planning/design of

the 2-story classroom building the reconfiguration of the elementary school to a middle school combined with the several surrounding elementary schools conversion to K-5 resulted in the need to house additional students. As result, four new modular buildings will remain after the project is complete (seen below as the 4 southern most portable buildings).



Current Campus Layout



New Campus Layout

Construction of the new building was well underway. Approaching 50% complete the contractor, Roel Construction, has placed a larger crew on-site to expedite work. The current project completion date is mid-October 2013, the project is expected to be complete by the end of October 2013. In addition, to electrical upgrades to support the new building a new sewer pump with emergency back-up is being constructed to eliminate a long time maintenance issue to reliably get sewage from the lower elevations of the site to the city sewage system above on the main campus. It was noted that a new technology for underground irrigation of landscaped areas was being installed as a trial test case for the district — developed in Australia the system should dramatically reduce water requirements for landscaping. As the long-term maintainability of this new technology is not yet field tested by the district, underground transmission lines for a traditional irrigation system are being installed in case the new



“...the use of many windows was striking and will let in natural light. This is a beautiful building. I wish that it could be seen from the community so that the community could have a greater appreciation of it.”, Kim Schoettle.

system does not work as expected, or can not be maintained. — the total installation cost, including transmission lines for traditional irrigation, is within the cost of a fully functional traditional irrigation system. If this new technology works well, it could result in significant operational cost savings.

The walk-through then proceeded to the main campus for a visit to the kitchen that is to be expanded into space currently used as a teach lunch room — additional spaces for teachers will be provided in the new classroom building.

Before concluding the walk-through, ICOC members talked briefly with the principal, Garry Rollins, who talked about the challenges of getting an elementary school equipped to support a middle school curriculum.

During the walk-thru attending ICOC members witnessed construction work underway for the following items listed in the Prop. S ballot:

Project Improvements to Support Student Learning and Instruction

- Provide additional instructional support space

School Improvements to Support Student Health, Safety and Security

- Provide new parking area at north end of campus
- *Discussed as being included in the project, but not directly observed:*
 - Provide campus-wide emergency communications system
 - Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing
 - Remove or minimize risks of any potentially hazardous material throughout the Facility
 - Provide air-conditioning in educational spaces

Projects to Improve School Accessibility, Code Compliance Upgrades

- Improve accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations including ADA Title I & II to include access to new classroom building
- Provide food service kiosk and shade shelter at new classroom building
- Install three-compartment sink in kitchen
- Install a grease trap to comply with city regulations in the kitchen
- Replace portable classrooms and restroom facilities with new permanent construction to support curriculum needs
- *Discussed as being included in the project, but not yet underway:*
 - Renovate existing restrooms

Major Building Systems Repair/Replacement

- Repair site sidewalks and hardscape
- Upgrade electrical systems as needed
- *Discussed as being included in the project, but not yet underway:*
 - Repair/replace heating and ventilation systems as needed
 - Repair/reconfigure building interior/exterior finishes and fixtures as needed
 - Repair/replace/upgrade performance spaces/multipurpose rooms

For the complete list of planned work, refer to attached list of bond work items, or to pages PR-32D0-41 thru PR-32D0-42 and pages PR-32D0-96 thru PR-32D0-97 of the Prop. S Ballot.

Report prepared for ICOC by Larry Goshorn: _____ 

Date of Report: June 3, 2013

Draft

Copy To: File, Attendees, ICOC Secretary



Knox Elementary



Related Documents

- [English_Knox ES_bond project list](#)
- [Spanish_Knox ES_bond project list](#)
- [District Facilities Assessment](#)

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Phone Numbers
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21st Century Classroom Initiative (i21): The Proposition S-funded i-21 initiative delivers a suite of new digital tools that are designed to create an engaging and personalized learning environment. The main components include an interactive whiteboard, audio/visual cabinet, a teacher's presentation station, a wireless voice amplification system, an advanced model document camera, and a DVD player. Classrooms are being equipped across the district. The interactive classroom suites are being installed in approximately 20 percent of the classrooms each year according to a five-year plan that started in summer 2009. For more information, please visit www.sandi.net/i21 or e-mail PropSinfo@sandi.net.

Project Schedules

Project	Project \$	2012	2013	2014	2015
i21 Suite Installation (Yr 1 - Grades 3,6)	\$104,464	Construction completed 12/20/2009			
i21 Suite Installation (Yr 2 - Grade 4)	\$15,900	Construction completed 12/20/2010			
i21 Suite Installation (Yr 3 - Grades 5,8)	\$200K - \$1M	Construction completed 12/20/2011			
i21 Suite Installation (Yr 4 - Grade 1)	< \$200K	Construction completed 12/20/2012			
WSM Project	TBD	[Gantt chart bar spanning 2012 and 2013]			
i21 Suite Installation (Yr 5 - Grades K,2)	\$200K - \$1M	[Gantt chart bar in 2013]			

Contact Us - Prop. S and Facilities Planning & Construction
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Email: PropSinfo@sandi.net or FacilitiesInfo@sandi.net

All San Diego students will Graduate with the Skills, Motivation, Curiosity and resilience to Succeed in their choice of College and Career in order to Lead and Participate in the society of Tomorrow.

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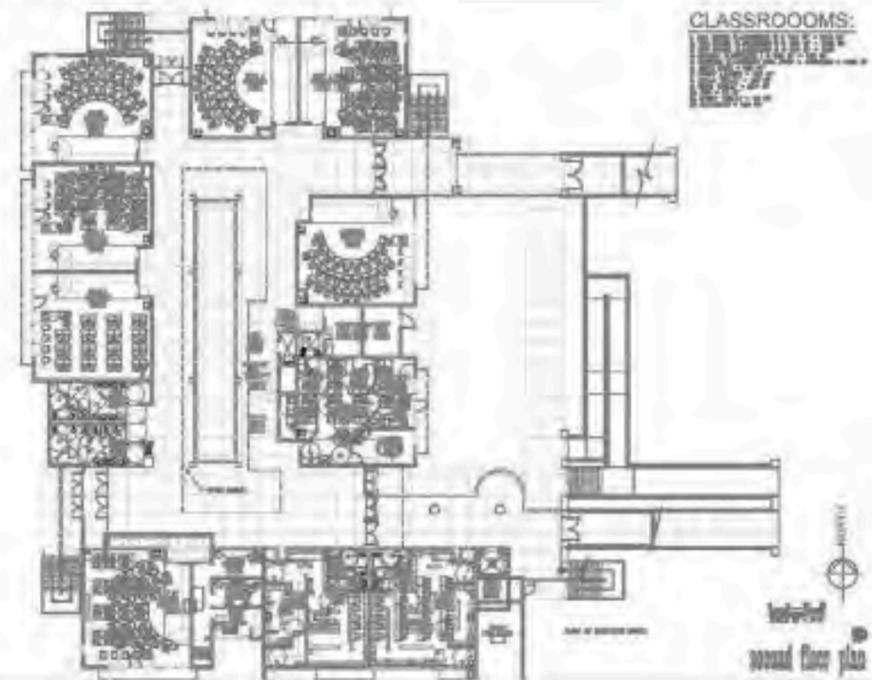


Knox ES Modernization

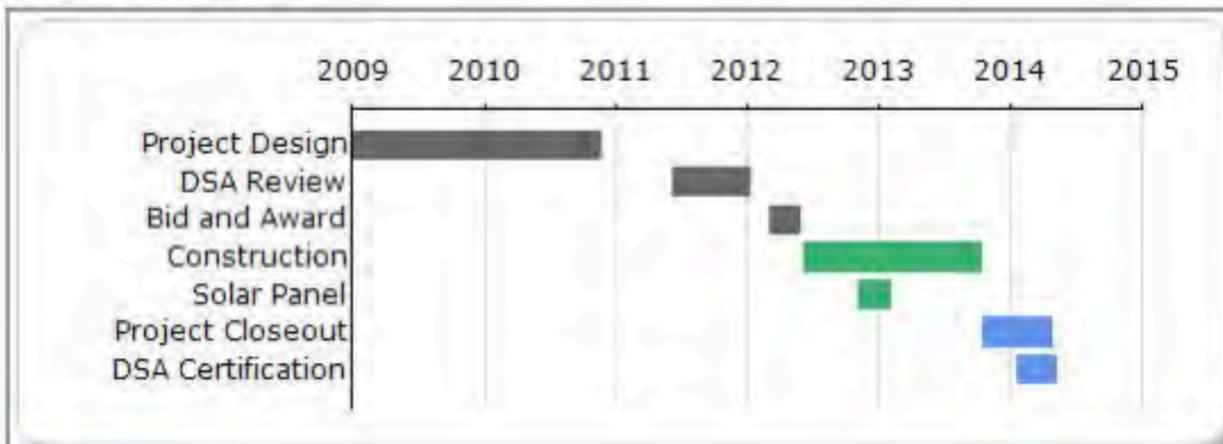
Knox Preparatory School whole site modernization and middle school conversion project involves constructing a new two-story classroom building at the lower field, installing campus wide air-conditioning, building physical education facilities, and other improvements to support middle school curriculum. Key features include:

- Replacing all portable classrooms with a new two-story permanent classroom building and four new modular classrooms
Installing new high-efficiency heating, ventilation, and air conditioning (HVAC) systems for all new and existing buildings
Removing staff and student modular restrooms and staff lounge trailer from site and replaced within the new permanent facilities
Including physical education locker rooms (boys and girls) in the new two-story classroom building
Upgrading paths of travel to meet Americans with Disabilities Act (ADA) code requirements
Adding two new parking lots
Upgrading food service facilities
Upgrading utilities
A new 200-meter asphalt running track
New science classrooms

Project Photos



Project Dashboard



- Not Started
In Progress
Complete



Knox Elementary School



1098 South 49th Street, San Diego, CA 92113

Built in 1958
Site Acreage: 7.2 acres
549 Students

Guiding principles were established by the Board of Education's Ad Hoc Task Force on the Bond to assist in developing educational facilities that:

- are the heart and soul of the community
- have parity of the physical facilities and structures
- improve student learning and achievement
- improve accountability

Site-Specific Bond Project List

The following needs were identified through a comprehensive planning process, which included input from school site representatives to cluster meetings, district departments and other assessment measures.

The language below will be included in the bond resolution:

Project Improvements to Support Student Learning and Instruction

- **Install a wireless network (WIFI)**
- **Provide 21st century technology upgrades, including audiovisual projection capabilities for all students**
- **Provide additional instructional support space**

School Improvements to Support Student Health, Safety and Security

- **Provide campus-wide emergency communications system**
- **Provide new parking area at north end of campus**
- **Install security lighting, as well as increase vandalism and intrusion safeguards, including modifications to fencing**
- **Remove or minimize risks of any potentially hazardous material throughout the facility**
- **Provide air-conditioning in educational spaces**

Projects to Improve School Accessibility, Code Compliance Upgrades

- **Renovate existing restrooms**
- **Improve accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations including ADA Title I & II to include access to new classroom building**
- **Provide food service kiosk and shade shelter at new classroom building**
- **Install three-compartment sink in kitchen**
- **Install a grease trap to comply with city regulations in the kitchen**
- **Replace portable classrooms and restroom facilities with new permanent construction to support curriculum needs**

Major Building Systems Repair/Replacement

- **Repair site sidewalks and hardscape**
- **Repair/replace heating and ventilation systems as needed**
- **Repair/reconfigure building interior/exterior finishes and fixtures as needed**
- **Upgrade electrical systems as needed**
- **Repair/replace/upgrade performance spaces/multipurpose rooms**



6: District Facilities Assessment

Site Recommendations for Knox School



SITE DATA	KNOX ES	165
Site Net Acreage:	7.2	
Total Permanent Building Sq. Footage:	28,886	
Total Quantity of Classrooms:	41	
Quantity of Permanent Classrooms	13	
Number of Permanent Buildings	5	
School Program Capacity	742	
Current Enrollment - 2007-08	549	
Projected Enrollment - 2016-17:	599	
Student to Acre Ratio:	76	
Quantity of Portable Classrooms	28	
% of Total Classrooms in Portables	68%	
Quantity of Portable Buildings on Site	23	
Quantity of Undersized Classrooms	1	
% of Undersized Classrooms	2%	
API Rating (2007 Base Statewide Rank)	4	
Quantity of buildings over 50 years	4	
Age of Building-% over 50 years	80%	
FCA Rating	Fair	
Climate Control	III	
ADA Report	Poor	
Delta from Capacity	193	

Site Findings:

- The school is deficient 1,128 sq. ft. of administration & instructional support space to meet district standards
- 31 Portables are not certified, 7 of which are over 40 years old
- Knox is a Pre-K - 6 tele-communications magnet school
- The site is not overcrowded & has adequate parking & hardsurface
- 68% of classrooms are in portables, however not all classrooms are being occupied as full-time teaching stations
- Some portables are utilized for special functions such as science classrooms for grades 4-6 or tutor spaces
- 50% of the portables are not ADA compliant
- 2 Kindergartens and the Pre-k classrooms are undersized and do not have restrooms
- Student & staff restrooms are in extremely poor condition

Site Recommendations:

- Replace 50% of the Portables with a multi-story classroom building, which includes restrooms and required instructional support space
- Add a Kindergarten/Pre-K building with restrooms in classrooms eliminating Resource and Pre-K Portables
- Re-evaluate site layout and PE space considering additional space gained with the elimination of portables
- Upgrade existing classrooms with new finishes, casework, and lighting



6: District Facilities Assessment

Input from Site Survey:

- No survey received from school

Input from Cluster Meetings:

- Request K-8 conversion
- Request portable conversion





ICOC members review plans with CM



2-Story Classroom Bldg - from Northwest



elevator to be in this area, ADA ramp to connect 2nd story to main campus



Note extensive cross bracing to meet earthquake standards very evident



existing ADA ramp on right to remain, new ADA ramps beyond on left, ADA bridge to be added beyond



Stairway



Foundation for new sewer pumping station w/ emergency power backup



Interim classrooms during construction - 4 relocatable classrooms beyond to remain



Lunch Shelter installed by Prop MM - another covered eating area will be added by Prop S & Prop Z



Principal explains that their science equipment inventory is expanding - before this was the single microscope available to the school - that's changing



Kitchen equipment to be upgraded during WSM



Current "locker room", door to toilet facilities on the right - to be expanded in WSM



Kitchen to be expanded as part of WSM



multiple building systems added/modified since original construction



2-Story Classroom Bldg - from East



School Entrance to be upgraded - new teacher parking to right, sharing of driveway by cars/students is 'operational issue'



Prop S construction sign



School Sign - original sign out of date, it's a Middle School